

PLANNING AND ZONING COMMISSION
Monday, September 13, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold and Mr. Vasko. Mr. Knowlton made a motion to excuse Mr. Abbott and Ms. Solomon seconded the motion.

VOTE: AYES: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold and Mr. Vasko
 NAYS:
 Motion Carried.

Mr. Christensen noted that Ms. Solomon arrived at 7:01 p.m..

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the August 9, 2010 regular commission meeting. Dr. Konold seconded the motion.

VOTE: AYES: Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko
 NAYS:
 ABSTAIN: Mr. Graber
 Motion Carried.

Public Comment - None

Pending Cases

Item 1. Site Development Plan #SDP-10-01

Property owner Waterloo Crossing and applicant Todd Mosher of Greenberg Farrow, representing Discount Tire, for property with parcel number 184-002664 located on Gender Road between Burger King and Chase Bank, requested Site Development Plan approval for a 6,947 square foot Discount Tire. Andrew Dutton, Zoning Officer, gave the staff report. Todd Mosher was present to answer questions from the Commission.

Dr. Konold asked if the parking met the applicable standards. Mr. Dutton, stated it does meet the intent of the applicable standards as parking islands are only smaller to accommodate turning radiuses.

Mr. Mosher reviewed the changes that were made to the plans. He indicated that the continuous hedge row recommended by Council was not added.

Mr. Knowlton inquired if the submitted plans were a standard design. Mr. Mosher said the plans were not standard and designed specifically for Waterloo Crossing.

Mr. Knowlton stated that the west elevation of the building was not sufficient as it was mostly blank brick walls. Mr. Knowlton indicated he would like to see more details on the elevation. Ms. Solomon added that the west elevation looked like a garage door that was blocked off. Mr. Mosher stated that they could eliminate the columns. Mr. Knowlton responded that removing columns would just make a larger blank brick wall. Mr. Knowlton continued that the applicant could add some faux windows or more banding.

The Commission continued discussing alternatives for details of the building.

The Commission then discussed the location of the light poles. Mr. Graber stated that the location of the light pole within the parking lot pavement seemed out of place. Mr. Graber asked if it would be possible to move the pole about fifteen feet into the landscaping island. Mr. Mosher stated the light pole could be moved with some modifications to the site lighting.

Mr. Vasko inquired about the hedge row recommended by Council. Mr. Mosher stated that he did not think it was necessary because the parking being in the rear of the building. Dr. Konold and Mr. Vasko both agreed that the hedge should be included with the other landscaping. Mr. Knowlton stated additional landscaping could also be added to the east of the parking area. Mr. Vasko concurred with the addition of landscaping.

Mr. Vasko asked if the garage doors were metal. Mr. Mosher responded that the proposed garage doors were metal, which was necessary for the everyday commercial use. Dr. Konold suggested that a wood veneer could be placed on the doors. Mr. Vasko and Mr. Graber stated that metal doors were acceptable.

Mr. Graber recapped what additional items or changes the Commission would like to see to the site plan: Moving of the light post to the northern parking lot island, addition of a hedge in line with neighboring businesses along Gender Road, addition landscaping to the east of the rear parking lot, and the addition of architectural features to the west elevation.

Mr. Mosher asked if they would prefer the storefront awnings. Dr. Konold stated that yes, but they need to have additional features under the awning.

Mr. Vasko made a motion to table application #SDP-10-01. Mr. Knowlton seconded the motion.

VOTE: AYES: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS: Motion Carried.

Old Business - None

New Business

1. Davis Paints site discussion – Joe Williams of Wagenbrenner Development spoke to the Commission about the senior housing project they would like to put at 45 East Waterloo Street. He stated that Wagenbrenner had spoken to Main Street about the project and were looking for

input from the Commission. Mr. Williams stated the proposed project would be a three story, 46 unit, building with all two bedroom units approximately 865 square feet each.

Mr. Williams presented the layout of the building and different services that will be offered. The Commission reviewed the architecture of the building and indicated what they would like to see in the project. The Commission also indicated parking and traffic concerns for the proposed development.

Planning and Zoning Administrator's Report

Mr. Dutton informed the Commission of two variances for metal carport structures that will be at the October Planning and Zoning meeting.

Adjournment

Mr. Graber made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Vasko seconded the motion.

VOTE: AYES: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko

NAYS:
Motion Carried.

Time Out: 8:44 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.